

HUNTERS®

HERE TO GET *you* THERE



Calderbrook Terrace

Littleborough, OL15 9PP

£185,000



- SPACIOUS STONE TERRACE
- SET OVER THREE FLOORS
- ALL NEW WINDOWS AND DOORS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B

- HIGH CEILINGS AND SCENIC VIEWS
- RENOVATED IN 2023
- MODERN KITCHEN AND BATHROOM
- EPC RATING E
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this deceptively spacious stone terrace, renovated in 2023, and positioned in a raised location with beautiful views to the front. The property boasts high ceilings throughout, adding to the feeling of space and light. Offering two generous bedrooms and a modern bathroom suite on the first floor with another spacious room in the attic. The lounge and kitchen provide comfortable living areas, ideal for everyday use. Enjoy the wonderful surrounding countryside and the convenience of being close to a local primary school, making this property ideal for families. With only being a short distance from the village centre and all its fantastic local amenities including main line train station for direct links to Leeds and Manchester. Externally, there is a garden to the front, as well as a communal area to the rear with convenient storage. Call now to arrange a viewing to fully appreciate the space and quality this home has to offer.

Lounge

14'11" x 14'2" (4.57 x 4.33)

The lounge features a chimney breast with a decorative fire place (not in use) creating a focal point to the room, and a large window to the front aspect creates a welcoming light and airy space.

Kitchen

11'3" x 10'0" (3.45 x 3.07)

The modern kitchen, installed in 2023, is well-equipped with a built-in oven, a five-ring gas hob, and space for a fridge freezer and washing machine. It also features a 1½ bowl sink with a drainer, a large storage cupboard, and a stable-style door with a window to the rear, allowing natural light to flow through.

First Floor Landing

8'10" x 5'11" (2.71 x 1.81)

With access to all first floor bedrooms and the stairs to the second floor.

Bedroom 1

13'3" x 11'3" (4.06 x 3.44)

Spacious double bedroom which features fitted wardrobes and storage cupboards, and a window to the front with stunning views over the hilltops.

Bedroom 2

11'8" x 7'11" (3.58 x 2.42)

Good sized second bedroom with space for wardrobes and a window to the rear.

Bathroom

5'11" x 5'5" (1.81 x 1.66)

Installed in 2023 this modern three piece suite comprises low level WC, pedestal wash hand basin and bath with an electric shower over, tiled walls and heated towel rail. A window to the rear aspect.

Second Floor

Stairs lead to the Second Floor.

Attic Room

18'6" x 14'2" (5.65 x 4.33)

The very spacious top-floor room is a standout feature, with a Velux skylight and a dormer window to the front, benefiting from the scenic views. Useful eaves storage also.

External

Externally, there is a small garden to the front, perfect for sitting out and enjoying the view, as well as convenient communal area and storage to the rear.

Material Information - Littleborough

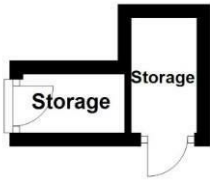
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

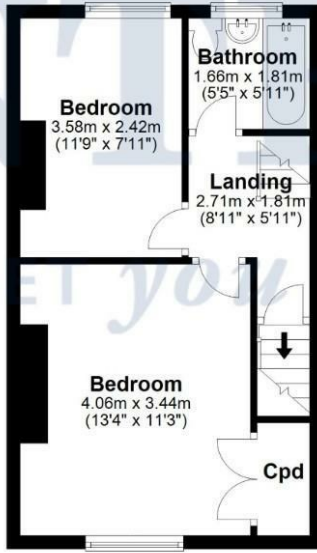
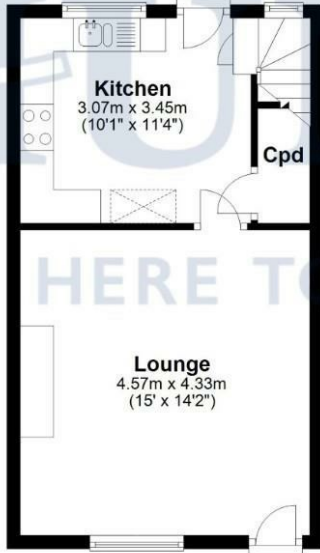
Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



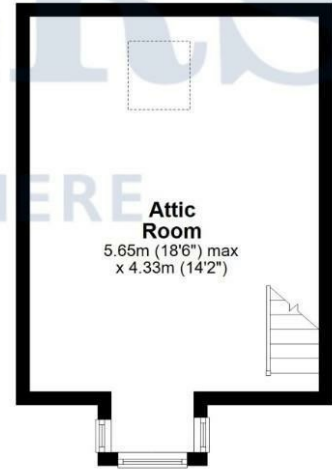
First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Second Floor

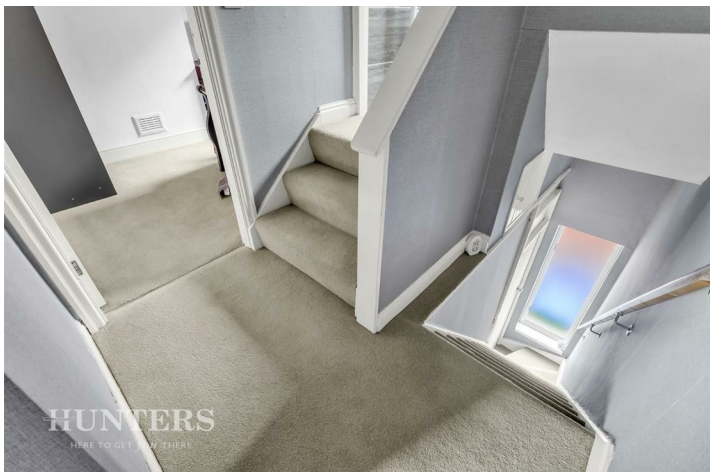
Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.8 sq. feet)

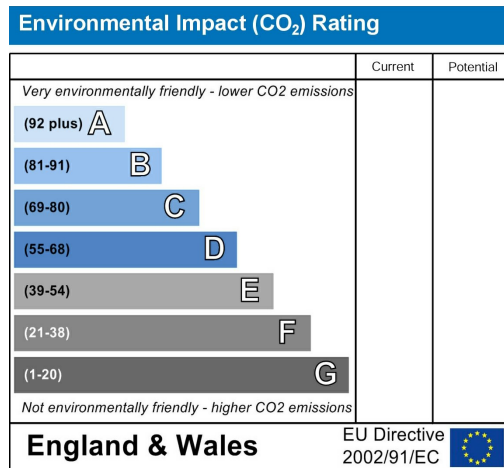
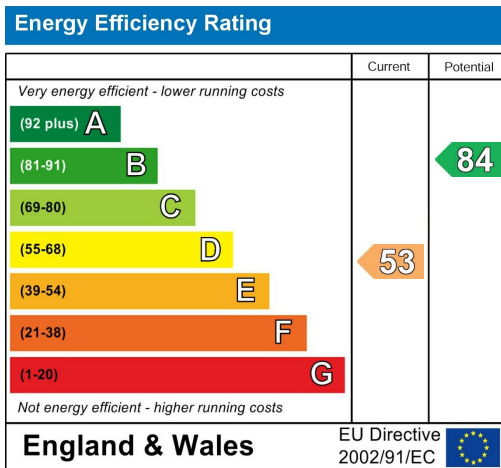
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







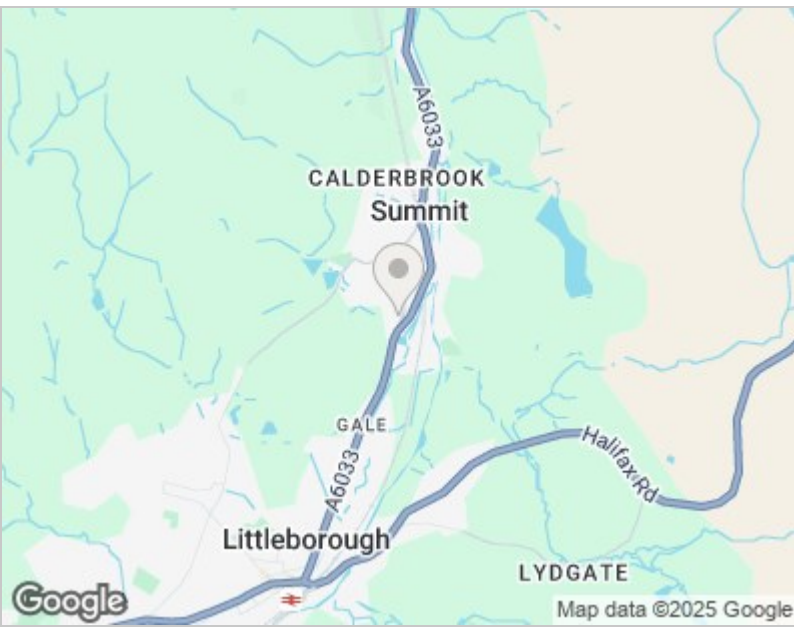
Energy Efficiency Graph



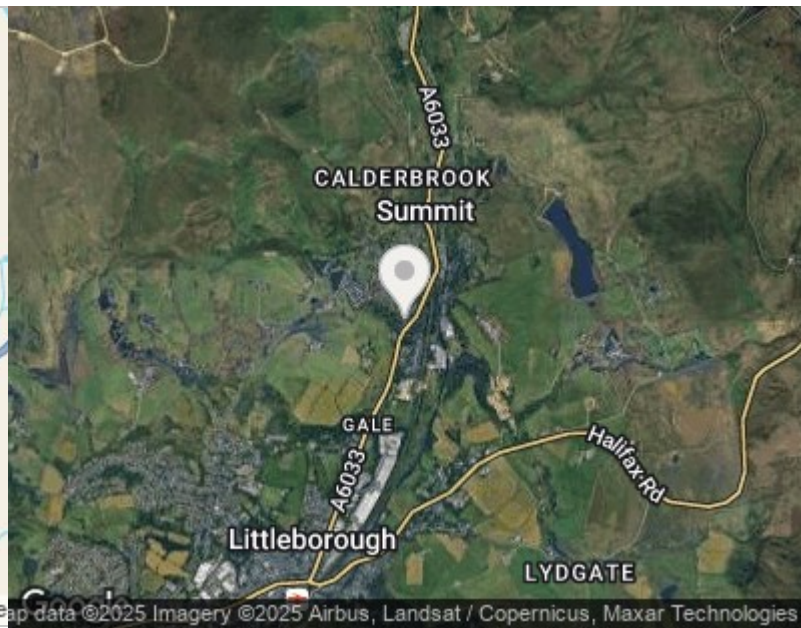
Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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